



**PETERSBURG MEDICAL CENTER  
GREENFIELD SCHEME 7A**

**Concept Estimate**

**1/20/2020**

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Building	\$	55,894,542
Sitework	\$	10,119,728
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ESTIMATED CONSTRUCTION COST TOTAL BUILDING & SITE ESTIMATE	\$	<b>66,014,270</b>

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Off Site Allowance:

(Street improvements, curb, sidewalk, gutter, grade, landscape)	\$	1,320,000
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## Petersburg Medical Center Greenfield Scheme 7A

### Estimate Documents:

The concept estimate is based on documents, emails, and narratives provided by:

NAC Architecture

### Bidding Assumptions:

The project will be competitively bid.

With multiple subcontractors covering in all major categories. Public prevailing wage/union wage rates.

Unit pricing is based in December 2019 and costs are escalated 8.4% up to NTP.

### EXCLUSIONS:

STATE SALES TAX  
TESTING AND INSPECTIONS  
CONSTRUCTION CONTINGENCY  
ARCHITECT/ENGINEERING FEES  
PERMITS  
TOXIC SOILS/MATERIALS REMOVAL  
PILING, GEO PIERS  
EQUIPMENT & FURNISHINGS NOT LISTED; MEDICAL EQUIPMENT

UTILITY COMPANY CHARGES/ JURISDICTIONAL FEES  
CONSTRUCTION MANAGEMENT FEES  
BUILDERS RISK INSURANCE  
MARKET CONTINGENCY  
LAND PURCHASE

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7A Building Level 2 Summary

Gross Floor Area: 72,463 SF  
Rates Current At December 2019

Description	Cost/SF	Total Cost
<b>A10 Foundations</b>	<b>\$48.47</b>	<b>\$3,512,321</b>
<b>B10 Superstructure</b>	<b>\$40.58</b>	<b>\$2,940,785</b>
<b>B20 Exterior Enclosure</b>	<b>\$45.56</b>	<b>\$3,301,667</b>
<b>B30 Roofing</b>	<b>\$42.87</b>	<b>\$3,106,590</b>
<b>C10 Interior Construction</b>	<b>\$45.39</b>	<b>\$3,289,085</b>
<b>C30 Interior Finishes</b>	<b>\$37.54</b>	<b>\$2,719,951</b>
<b>D20 Plumbing</b>	<b>\$28.42</b>	<b>\$2,059,100</b>
<b>D30 HVAC</b>	<b>\$75.32</b>	<b>\$5,457,735</b>
<b>D40 Fire Protection</b>	<b>\$5.79</b>	<b>\$419,881</b>
<b>D50 Electrical</b>	<b>\$49.89</b>	<b>\$3,615,500</b>
<b>E10 Equipment</b>	<b>\$3.00</b>	<b>\$217,389</b>
<b>E20 Furnishings</b>	<b>\$10.99</b>	<b>\$796,577</b>
<b>ESTIMATED NET COST</b>	<b>\$433.83</b>	<b>\$31,436,581</b>
<b>MARGINS &amp; ADJUSTMENTS</b>		
Location Factor	25.0 %	\$7,859,145
General Conditions	7.5 %	\$2,947,179
Design Contingency-Buildings	8.0 %	\$3,379,432
Added Design / Market Contingency MEP Systems	2.6 %	\$1,173,561
Contractors Overhead & Profit	7.5 %	\$3,509,692
Escalation to NTP (average 4.8%/year)	8.4 %	\$4,225,670
Per diem / Imported labor	2.5 %	\$1,363,282
<b>ESTIMATED TOTAL COST</b>	<b>\$771.35</b>	<b>\$55,894,542</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7A Building Level 3 Detail

Gross Floor Area: 72,463 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>A1010 Standard Foundations</b>				
1 Footing drains	LF	2,030	20.00	40,600
2 Standard foundation excavation/backfill (sfa)	SF	72,463	1.75	126,810
3 Standard foundations-continuous footings, column footings (sfa)	SF	72,463	16.00	1,159,408
4 Add for stem wall/foundation wall-below grade	SF	8,120	45.00	365,400
5 Add for brace frame footings (sfa)	SF	72,463	1.60	115,941
7 Dampproofing / insul/ drainage-foundation	SF	10,658	8.00	85,264
<b>Standard Foundations</b>			<b>\$26.13/SF</b>	<b>\$1,893,423</b>
<b>A1020 Special Foundations</b>				
8 Excavate-haul muskeg @ bldg footprint	CY	21,471	18.00	386,478
9 Import fill @ bldg footprint	CY	21,471	25.00	536,775
<b>Special Foundations</b>			<b>\$12.74/SF</b>	<b>\$923,253</b>
<b>A1030 Slab on Grade</b>				
10 Slab on grade	SF	72,463	8.00	579,704
11 Gravel at slab	SF	72,463	0.85	61,594
12 Slab depressions/ blockouts/columns	SF	72,463	0.75	54,347
<b>Slab on Grade</b>			<b>\$9.60/SF</b>	<b>\$695,645</b>
<b>B1020 Roof Construction</b>				
20 Roof structure-beams, columns, brace frames, joists, decking	SF	84,613	28.00	2,369,164
21 Fireproofing roof structure and decking	SF	84,613	5.50	465,371
22 Allowance for canopies, drop off canopy	SF	850	125.00	106,250
<b>Roof Construction</b>			<b>\$40.58/SF</b>	<b>\$2,940,785</b>
<b>B2010 Exterior Walls</b>				
23 Exterior wall-framing, metal stud, insulations, wrb, sheath, furrings, gwb	SF	30,450	28.95	881,527
24 Metal wall panels-55% above grade framed exterior wall area	SF	22,330	35.00	781,550
25 Stone veneer-20% above grade framed exterior wall area	SF	8,120	52.00	422,240
26 Misc. exterior wall flash, trim, caulk (ext. gross wall area)	SF	40,600	3.50	142,100
<b>Exterior Walls</b>			<b>\$30.74/SF</b>	<b>\$2,227,417</b>
<b>B2020 Exterior Windows</b>				
27 Windows, storefront, curtain wall-25% above grade gross ext. wall area	SF	10,150	95.00	964,250
<b>Exterior Windows</b>			<b>\$13.31/SF</b>	<b>\$964,250</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7A Building Level 3 Detail

Gross Floor Area: 72,463 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>B2030 Exterior Doors</b>				
28 Exterior doors-allow	LS	1	110,000.00	110,000
<b>Exterior Doors</b>			<b>\$1.52/SF</b>	<b>\$110,000</b>
<b>B3010 Roof Coverings</b>				
30 Temp roof dry in	SF	84,613	2.85	241,147
31 Standing seam metal roofing system-complete 85% roof area	SF	71,921	32.00	2,301,472
32 Membrane roofing system-complete 15% roof area	SF	12,692	24.00	304,608
33 Furring, cladding of roof overhangs	SF	8,526	20.00	170,520
34 Roofing rough carpentry	SF	84,613	0.65	54,998
35 Roofing accessories, ladders, hatch, snow block, walk pads	SF	84,613	0.40	33,845
36 Fall protection-excluded	SF	84,613		Excl.
<b>Roof Coverings</b>			<b>\$42.87/SF</b>	<b>\$3,106,590</b>
<b>C1010 Partitions</b>				
37 Interior partitions-metal stud, gwb ea. side	SF	101,449	13.50	1,369,562
38 Misc. blocking/bracing	SF	101,449	0.50	50,725
39 Add for wall types -stud thickness, gwb layers, insulation	SF	55,797	3.00	167,391
40 X-ray shielding wall / door / relite assemblies (sfa)	SF	5,205	55.00	286,275
<b>Partitions</b>			<b>\$25.86/SF</b>	<b>\$1,873,953</b>
<b>C1020 Interior Doors</b>				
41 Interior doors/ frames/hardware	EA	290	2,600.00	754,000
42 Interior special doors-coiling, sliding	LS	1	35,000.00	35,000
43 Added hardware-card readers, electric, ADA	LS	1	50,000.00	50,000
44 Interior relites, sidelites, glazed walls-allow	SF	3,624	60.00	217,440
<b>Interior Doors</b>			<b>\$14.58/SF</b>	<b>\$1,056,440</b>
<b>C1030 Specialties</b>				
45 Specialities-signage/wayfinding ,toilet/shower accessories, marker boards	SF	72,463	4.95	358,692
<b>Specialties</b>			<b>\$4.95/SF</b>	<b>\$358,692</b>
<b>C3010 Wall Finishes</b>				
47 Wall finishes-Tile, FRL, Wood, misc. other	SF	72,463	9.00	652,167
93 Add for fireplace surround / finishes	LS	1	25,000.00	25,000
48 Interior painting / sealing	SF	72,463	3.25	235,505
51 Add surgery-solid surface wall protection	SF	3,186	80.00	254,880
52 Acoustical wall panel allowance	SF	1,500	26.00	39,000
<b>Wall Finishes</b>			<b>\$16.65/SF</b>	<b>\$1,206,552</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7A Building Level 3 Detail

Gross Floor Area: 72,463 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>C3020 Floor Finishes</b>				
49 Flooring-mix of carpet / resilient	SF	55,395	8.00	443,160
50 Flooring-surgery, aseptic resinous epoxy	SF	2,896	20.00	57,920
53 Flooring-tile @ rr's allow	SF	2,800	22.00	61,600
54 Flooring-stone tile @ reception / lobby	SF	2,500	28.00	70,000
55 Flooring-sealed concrete	SF	8,872	0.85	7,541
56 Base allowance-mix of tile, coved, standard, wood	SF	72,463	1.05	76,086
<b>Floor Finishes</b>			<b>\$9.89/SF</b>	<b>\$716,307</b>
<b>C3030 Ceiling Finishes</b>				
57 Ceilings-mix of hard and soft, including vertical soffits/transitions	SF	72,463	8.50	615,935
58 Allowance for ceiling upgrades / acoustics	SF	72,463	2.50	181,157
<b>Ceiling Finishes</b>			<b>\$11.00/SF</b>	<b>\$797,092</b>
<b>D2090 Other Plumbing Systems</b>				
60 Plumbing systems-see PIKA sfa estimate	LS	1	2,059,100.00	2,059,100
<b>Other Plumbing Systems</b>			<b>\$28.42/SF</b>	<b>\$2,059,100</b>
<b>D3090 Other HVAC Systems and Equipment</b>				
68 HVAC-see PIKA sfa estimate	LS	1	5,457,735.00	5,457,735
<b>Other HVAC Systems and Equipment</b>			<b>\$75.32/SF</b>	<b>\$5,457,735</b>
<b>D4090 Other Fire Protection Systems</b>				
64 Fire Protection-see PIKA sfa estimate	LS	1	419,881.00	419,881
<b>Other Fire Protection Systems</b>			<b>\$5.79/SF</b>	<b>\$419,881</b>
<b>D5090 Other Electrical Services</b>				
72 Electrical building power systems-see PIKA sfa estimate	LS	1	814,837.00	814,837
73 Electrical building lighting & receptacles-see PIKA sfa estimate	LS	1	1,424,450.00	1,424,450
74 Electrical building special systems, comm.-see PIKA sfa estimate	LS	1	764,842.00	764,842
75 Electrical building fire alarm, security-see PIKA sfa estimate	LS	1	611,371.00	611,371
<b>Other Electrical Services</b>			<b>\$49.89/SF</b>	<b>\$3,615,500</b>
<b>E1090 Other Equipment</b>				
88 Misc. building equipment / FOIC	SF	72,463	3.00	217,389
<b>Other Equipment</b>			<b>\$3.00/SF</b>	<b>\$217,389</b>
<b>E2010 Fixed Furnishings</b>				
89 Casework allowance	SF	72,463	8.50	615,935

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7A Building Level 3 Detail

Gross Floor Area: 72,463 SF  
Rates Current At December 2019

Description		Unit	Qty	Rate	Total Cost
90	Manual shades / blinds @ exterior glazing	SF	10,150	11.00	111,650
91	Manual blinds @ interior glazing	SF	3,624	8.00	28,992
92	Add for electric blinds	LS	1	40,000.00	40,000
<b>Fixed Furnishings</b>				<b>\$10.99/SF</b>	<b>\$796,577</b>
<b>ESTIMATED NET COST</b>				<b>\$433.83/SF</b>	<b>\$31,436,581</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7A Site Work Level 2 Summary

Gross Floor Area: 325,000 SF  
Rates Current At December 2019

Description		Cost/SF	Total Cost
<b>G10</b>	<b>Site Preparations</b>	<b>\$6.63</b>	<b>\$2,153,846</b>
<b>G20</b>	<b>Site Improvements</b>	<b>\$3.77</b>	<b>\$1,225,059</b>
<b>G30</b>	<b>Site Civil/Mechanical Utilities</b>	<b>\$2.86</b>	<b>\$928,750</b>
<b>G40</b>	<b>Site Electrical Utilities</b>	<b>\$3.62</b>	<b>\$1,175,000</b>
<b>ESTIMATED NET COST</b>		<b>\$16.87</b>	<b>\$5,482,655</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Location Factor		25.0 %	\$1,370,664
General Conditions		7.5 %	\$513,999
Design Contingency-Site Work		15.0 %	\$1,105,097
Added Design / Market Contingency MEP Systems		0.0 %	
Contractors Overhead & Profit		7.5 %	\$635,431
Escalation to NTP (average 4.8%/year)		8.4 %	\$765,059
Per diem / Imported labor		2.5 %	\$246,823
<b>ESTIMATED TOTAL COST</b>		<b>\$31.14</b>	<b>\$10,119,728</b>



# Petersburg Medical Pre Design Concept

Greefield Scheme 7A Site Work Level 3 Detail

Gross Floor Area: 325,000 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>G1020 Site Demolition &amp; Relocations</b>				
103 Site Clear & grub, misc. demo	SF	325,000	0.40	130,000
127 Demo existing hospital	SF	53,205	15.00	798,075
<b>Site Demolition &amp; Relocations</b>			<b>\$2.86/SF</b>	<b>\$928,075</b>
<b>G1030 Site Earthwork</b>				
104 Remove muskeg at drives, parking, loading, parking plant islands, walks	CY	22,547	18.00	405,846
105 Import fill at drives, paking, loading, parking plant islands, walks	CY	22,547	25.00	563,675
106 Misc. site grading/earthwork-allowance	LS	1	175,000.00	175,000
107 Erosion control allowance	SF	325,000	0.25	81,250
<b>Site Earthwork</b>			<b>\$3.77/SF</b>	<b>\$1,225,771</b>
<b>G2020 Parking Lots</b>				
108 Heavy duty pavement-drives	SF	33,178	10.00	331,780
109 Normal duty pavement-parking	SF	34,966	7.00	244,762
110 Loading / ambulance area hardscape	SF	3,475	10.00	34,750
111 Wheel stops	EA	102	125.00	12,750
112 Signage, striping, detectable warnings	SF	71,619	0.35	25,067
113 Curbing allowance	LS	1	25,000.00	25,000
<b>Parking Lots</b>			<b>\$2.07/SF</b>	<b>\$674,109</b>
<b>G2030 Pedestrian Paving</b>				
114 Pedestrian paving onsite	SF	3,500	7.00	24,500
<b>Pedestrian Paving</b>			<b>\$0.08/SF</b>	<b>\$24,500</b>
<b>G2040 Site Development</b>				
115 Site furnishings allowance	LS	1	35,000.00	35,000
117 Misc. loading / receiving development (dock)	LS	1	75,000.00	75,000
<b>Site Development</b>			<b>\$0.34/SF</b>	<b>\$110,000</b>
<b>G2050 Landcaping</b>				
118 Landscape allowance	LS	1	65,000.00	65,000
149 Landscape-minor development allowance extg. hospital site	SF	63,900	5.50	351,450
<b>Landcaping</b>			<b>\$1.28/SF</b>	<b>\$416,450</b>
<b>G3010 Water Supply</b>				
119 Water system allowance-new loop 10", hydrants, dbl detector valve, fire, domestic	LS	1	485,000.00	485,000

# Petersburg Medical Pre Design Concept

Greefield Scheme 7A Site Work Level 3 Detail

Gross Floor Area: 325,000 SF  
Rates Current At December 2019

Description		Unit	Qty	Rate	Total Cost
120	Road patch allowance for water line extension	LS	1	150,000.00	150,000
	<b>Water Supply</b>			<b>\$1.95/SF</b>	<b>\$635,000</b>
<b>G3020 Sanitary Sewer</b>					
121	Sanitary side sewer to Haugen Drive	LS	1	35,000.00	35,000
122	Road patch allowance for side sewer cross Haugen Drive	LS	1	15,000.00	15,000
	<b>Sanitary Sewer</b>			<b>\$0.15/SF</b>	<b>\$50,000</b>
<b>G3030 Storm Sewer</b>					
123	Storm collection, draingage, culverts	SF	325,000	0.75	243,750
	<b>Storm Sewer</b>			<b>\$0.75/SF</b>	<b>\$243,750</b>
<b>G4090 Other Site Electrical Utilities</b>					
124	Site electrical-see PIKA estimate	LS	1	1,175,000.00	1,175,000
	<b>Other Site Electrical Utilities</b>			<b>\$3.62/SF</b>	<b>\$1,175,000</b>
	<b>ESTIMATED NET COST</b>			<b>\$16.87/SF</b>	<b>\$5,482,655</b>



**PETERSBURG MEDICAL CENTER  
GREENFIELD SCHEME 7B**

**Concept Estimate**

**1/20/2020**

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Building	\$	59,429,763
Sitework	\$	9,641,267
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ESTIMATED CONSTRUCTION COST TOTAL BUILDING & SITE ESTIMATE	\$	<b>69,071,030</b>

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Off Site Allowance:

(Street improvements, curb, sidewalk, gutter, grade, landscape)	\$	1,320,000
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## Petersburg Medical Center Greenfield Scheme 7B

### Estimate Documents:

The concept estimate is based on documents, emails, and narratives provided by:

NAC Architecture

### Bidding Assumptions:

The project will be competitively bid.

With multiple subcontractors covering in all major categories. Public prevailing wage/union wage rates.

Unit pricing is based in December 2019 and costs are escalated 8.4% up to NTP.

### EXCLUSIONS:

STATE SALES TAX  
TESTING AND INSPECTIONS  
CONSTRUCTION CONTINGENCY  
ARCHITECT/ENGINEERING FEES  
PERMITS  
TOXIC SOILS/MATERIALS REMOVAL  
PILING, GEO PIERS  
EQUIPMENT & FURNISHINGS NOT LISTED; MEDICAL EQUIPMENT

UTILITY COMPANY CHARGES/ JURISDICTIONAL FEES  
CONSTRUCTION MANAGEMENT FEES  
BUILDERS RISK INSURANCE  
MARKET CONTINGENCY  
LAND PURCHASE

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7B Building Level 2 Summary

Gross Floor Area: 80,170 SF  
Rates Current At December 2019

Description	Cost/SF	Total Cost
<b>A10 Foundations</b>	<b>\$47.37</b>	<b>\$3,797,835</b>
<b>B10 Superstructure</b>	<b>\$39.80</b>	<b>\$3,191,030</b>
<b>B20 Exterior Enclosure</b>	<b>\$38.28</b>	<b>\$3,068,975</b>
<b>B30 Roofing</b>	<b>\$41.83</b>	<b>\$3,353,409</b>
<b>C10 Interior Construction</b>	<b>\$44.90</b>	<b>\$3,599,782</b>
<b>C30 Interior Finishes</b>	<b>\$37.08</b>	<b>\$2,972,903</b>
<b>D20 Plumbing</b>	<b>\$26.30</b>	<b>\$2,108,720</b>
<b>D30 HVAC</b>	<b>\$73.06</b>	<b>\$5,857,000</b>
<b>D40 Fire Protection</b>	<b>\$5.72</b>	<b>\$458,730</b>
<b>D50 Electrical</b>	<b>\$48.83</b>	<b>\$3,915,002</b>
<b>E10 Equipment</b>	<b>\$3.00</b>	<b>\$240,510</b>
<b>E20 Furnishings</b>	<b>\$10.69</b>	<b>\$857,027</b>
<b>ESTIMATED NET COST</b>	<b>\$416.88</b>	<b>\$33,420,923</b>
<b>MARGINS &amp; ADJUSTMENTS</b>		
Location Factor	25.0 %	\$8,355,231
General Conditions	7.5 %	\$3,133,211
Design Contingency-Buildings	8.0 %	\$3,592,749
Added Design / Market Contingency MEP Systems	2.6 %	\$1,253,535
Contractors Overhead & Profit	7.5 %	\$3,731,673
Escalation to NTP (average 4.8%/year)	8.4 %	\$4,492,936
Per diem / Imported labor	2.5 %	\$1,449,505
<b>ESTIMATED TOTAL COST</b>	<b>\$741.30</b>	<b>\$59,429,763</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7B Building Level 3 Detail

Gross Floor Area: 80,170 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>A1010 Standard Foundations</b>				
1 Footing drains	LF	1,882	20.00	37,640
2 Standard foundation excavation/backfill (sfa)	SF	80,170	1.75	140,298
3 Standard foundations-continuous footings, column footings (sfa)	SF	80,170	16.00	1,282,720
4 Add for stem wall/foundation wall-below grade	SF	7,528	45.00	338,760
5 Add for brace frame footings (sfa)	SF	80,170	1.60	128,272
7 Dampproofing / insul/ drainage-foundation	SF	9,881	8.00	79,048
<b>Standard Foundations</b>			<b>\$25.03/SF</b>	<b>\$2,006,738</b>
<b>A1020 Special Foundations</b>				
8 Excavate-haul muskeg @ bldg footprint	CY	23,755	18.00	427,590
9 Import fill @ bldg footprint	CY	23,755	25.00	593,875
<b>Special Foundations</b>			<b>\$12.74/SF</b>	<b>\$1,021,465</b>
<b>A1030 Slab on Grade</b>				
10 Slab on grade	SF	80,170	8.00	641,360
11 Gravel at slab	SF	80,170	0.85	68,144
12 Slab depressions/ blockouts/columns	SF	80,170	0.75	60,128
<b>Slab on Grade</b>			<b>\$9.60/SF</b>	<b>\$769,632</b>
<b>B1020 Roof Construction</b>				
20 Roof structure-beams, columns, brace frames, joists, decking	SF	92,083	28.00	2,578,324
21 Fireproofing roof structure and decking	SF	92,083	5.50	506,456
22 Allowance for canopies, drop off canopy	SF	850	125.00	106,250
<b>Roof Construction</b>			<b>\$39.80/SF</b>	<b>\$3,191,030</b>
<b>B2010 Exterior Walls</b>				
23 Exterior wall-framing, metal stud, insulations, wrb, sheath, furrings, gwb	SF	28,230	28.95	817,259
24 Metal wall panels-55% above grade framed exterior wall area	SF	20,702	35.00	724,570
25 Stone veneer-20% above grade framed exterior wall area	SF	7,528	52.00	391,456
26 Misc. exterior wall flash, trim, caulk (ext. gross wall area)	SF	37,640	3.50	131,740
<b>Exterior Walls</b>			<b>\$25.76/SF</b>	<b>\$2,065,025</b>
<b>B2020 Exterior Windows</b>				
27 Windows, storefront, curtain wall-25% above grade gross ext. wall area	SF	9,410	95.00	893,950
<b>Exterior Windows</b>			<b>\$11.15/SF</b>	<b>\$893,950</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7B Building Level 3 Detail

Gross Floor Area: 80,170 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>B2030 Exterior Doors</b>				
28 Exterior doors-allow	LS	1	110,000.00	110,000
<b>Exterior Doors</b>			<b>\$1.37/SF</b>	<b>\$110,000</b>
<b>B3010 Roof Coverings</b>				
30 Temp roof dry in	SF	92,083	2.85	262,437
31 Standing seam metal roofing system-complete 85% roof area	SF	78,271	32.00	2,504,672
32 Membrane roofing system-complete 15% roof area	SF	13,813	24.00	331,512
33 Furring, cladding of roof overhangs	SF	7,905	20.00	158,100
34 Roofing rough carpentry	SF	92,083	0.65	59,855
35 Roofing accessories, ladders, hatch, snow block, walk pads	SF	92,083	0.40	36,833
36 Fall protection-excluded	SF	92,083		Excl.
<b>Roof Coverings</b>			<b>\$41.83/SF</b>	<b>\$3,353,409</b>
<b>C1010 Partitions</b>				
37 Interior partitions-metal stud, gwb ea. side	SF	112,238	13.50	1,515,213
38 Misc. blocking/bracing	SF	112,238	0.50	56,119
39 Add for wall types -stud thickness, gwb layers, insulation	SF	61,731	3.00	185,193
40 X-ray shielding wall / door / relite assemblies (sfa)	SF	5,205	55.00	286,275
<b>Partitions</b>			<b>\$25.48/SF</b>	<b>\$2,042,800</b>
<b>C1020 Interior Doors</b>				
41 Interior doors/ frames/hardware	EA	321	2,600.00	834,600
42 Interior special doors-coiling, sliding	LS	1	35,000.00	35,000
43 Added hardware-card readers, electric, ADA	LS	1	50,000.00	50,000
44 Interior relites, sidelites, glazed walls-allow	SF	4,009	60.00	240,540
<b>Interior Doors</b>			<b>\$14.47/SF</b>	<b>\$1,160,140</b>
<b>C1030 Specialties</b>				
45 Specialities-signage/wayfinding ,toilet/shower accessories, marker boards	SF	80,170	4.95	396,842
<b>Specialties</b>			<b>\$4.95/SF</b>	<b>\$396,842</b>
<b>C3010 Wall Finishes</b>				
47 Wall finishes-Tile, FRL, Wood, misc. other	SF	80,170	9.00	721,530
93 Add for fireplace surround / finishes	LS	1	25,000.00	25,000
48 Interior painting / sealing	SF	80,170	3.25	260,553
51 Add surgery-solid surface wall protection	SF	3,207	80.00	256,560
52 Acoustical wall panel allowance	SF	1,500	26.00	39,000
<b>Wall Finishes</b>			<b>\$16.25/SF</b>	<b>\$1,302,643</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7B Building Level 3 Detail

Gross Floor Area: 80,170 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>C3020 Floor Finishes</b>				
49 Flooring-mix of carpet / resilient	SF	62,786	8.00	502,288
50 Flooring-surgery, aseptic resinous epoxy	SF	2,915	20.00	58,300
53 Flooring-tile @ rr's allow	SF	3,000	22.00	66,000
54 Flooring-stone tile @ reception / lobby	SF	2,500	28.00	70,000
55 Flooring-sealed concrete	SF	8,969	0.85	7,624
56 Base allowance-mix of tile, coved, standard, wood	SF	80,170	1.05	84,178
<b>Floor Finishes</b>			<b>\$9.83/SF</b>	<b>\$788,390</b>
<b>C3030 Ceiling Finishes</b>				
57 Ceilings-mix of hard and soft, including vertical soffits/transitions	SF	80,170	8.50	681,445
58 Allowance for ceiling upgrades / acoustics	SF	80,170	2.50	200,425
<b>Ceiling Finishes</b>			<b>\$11.00/SF</b>	<b>\$881,870</b>
<b>D2090 Other Plumbing Systems</b>				
61 Plumbing systems-see PIKA sfa estimate	LS	1	2,108,720.00	2,108,720
<b>Other Plumbing Systems</b>			<b>\$26.30/SF</b>	<b>\$2,108,720</b>
<b>D3090 Other HVAC Systems and Equipment</b>				
69 HVAC-see PIKA sfa estimate	LS	1	5,857,000.00	5,857,000
<b>Other HVAC Systems and Equipment</b>			<b>\$73.06/SF</b>	<b>\$5,857,000</b>
<b>D4090 Other Fire Protection Systems</b>				
65 Fire Protection-see PIKA sfa estimate	LS	1	458,730.00	458,730
<b>Other Fire Protection Systems</b>			<b>\$5.72/SF</b>	<b>\$458,730</b>
<b>D5090 Other Electrical Services</b>				
76 Electrical building power systems-see PIKA sfa estimate	LS	1	877,427.00	877,427
77 Electrical building lighting & receptacles-see PIKA sfa estimate	LS	1	1,542,146.00	1,542,146
78 Electrical building special systems, comm.-see PIKA sfa estimate	LS	1	842,704.00	842,704
79 Electrical building fire alarm, security-see PIKA sfa estimate	LS	1	652,725.00	652,725
<b>Other Electrical Services</b>			<b>\$48.83/SF</b>	<b>\$3,915,002</b>
<b>E1090 Other Equipment</b>				
88 Misc. building equipment / FOIC	SF	80,170	3.00	240,510
<b>Other Equipment</b>			<b>\$3.00/SF</b>	<b>\$240,510</b>
<b>E2010 Fixed Furnishings</b>				
89 Casework allowance	SF	80,170	8.50	681,445



# Petersburg Medical Pre Design Concept

Greenfield Scheme 7B Building Level 3 Detail

Gross Floor Area: 80,170 SF  
Rates Current At December 2019

Description		Unit	Qty	Rate	Total Cost
90	Manual shades / blinds @ exterior glazing	SF	9,410	11.00	103,510
91	Manual blinds @ interior glazing	SF	4,009	8.00	32,072
92	Add for electric blinds	LS	1	40,000.00	40,000
<b>Fixed Furnishings</b>				<b>\$10.69/SF</b>	<b>\$857,027</b>
<b>ESTIMATED NET COST</b>				<b>\$416.88/SF</b>	<b>\$33,420,923</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7B Site Work Level 2 Summary

Gross Floor Area: 325,000 SF  
Rates Current At December 2019

Description		Cost/SF	Total Cost
<b>G10</b>	<b>Site Preparations</b>	<b>\$6.16</b>	<b>\$2,003,389</b>
<b>G20</b>	<b>Site Improvements</b>	<b>\$3.43</b>	<b>\$1,116,295</b>
<b>G30</b>	<b>Site Civil/Mechanical Utilities</b>	<b>\$2.86</b>	<b>\$928,750</b>
<b>G40</b>	<b>Site Electrical Utilities</b>	<b>\$3.62</b>	<b>\$1,175,000</b>
<b>ESTIMATED NET COST</b>		<b>\$16.07</b>	<b>\$5,223,434</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Location Factor		25.0 %	\$1,305,859
General Conditions		7.5 %	\$489,697
Design Contingency-Site Work		15.0 %	\$1,052,849
Added Design / Market Contingency MEP Systems		0.0 %	
Contractors Overhead & Profit		7.5 %	\$605,388
Escalation to NTP (average 4.8%/year)		8.4 %	\$728,887
Per diem / Imported labor		2.5 %	\$235,153
<b>ESTIMATED TOTAL COST</b>		<b>\$29.67</b>	<b>\$9,641,267</b>

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7B Site Work Level 3 Detail

Gross Floor Area: 325,000 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>G1020 Site Demolition &amp; Relocations</b>				
103 Site Clear & grub, misc. demo	SF	325,000	0.40	130,000
127 Demo existing hospital	SF	53,205	15.00	798,075
<b>Site Demolition &amp; Relocations</b>			<b>\$2.86/SF</b>	<b>\$928,075</b>
<b>G1030 Site Earthwork</b>				
104 Remove muskeg at drives, parking, loading, parking plant islands, walks	CY	19,048	18.00	342,864
105 Import fill at drives, paking, loading, parking plant islands, walks	CY	19,048	25.00	476,200
106 Misc. site grading/earthwork-allowance	LS	1	175,000.00	175,000
107 Erosion control allowance	SF	325,000	0.25	81,250
<b>Site Earthwork</b>			<b>\$3.31/SF</b>	<b>\$1,075,314</b>
<b>G2020 Parking Lots</b>				
108 Heavy duty pavement-drives	SF	25,883	10.00	258,830
109 Normal duty pavement-parking	SF	32,263	7.00	225,841
110 Loading / ambulance area hardscape	SF	2,338	10.00	23,380
112 Signage, striping, detectable warnings	SF	60,484	0.35	21,169
113 Curbing allowance	LS	1	25,000.00	25,000
125 Wheel stops	EA	89	125.00	11,125
<b>Parking Lots</b>			<b>\$1.74/SF</b>	<b>\$565,345</b>
<b>G2030 Pedestrian Paving</b>				
114 Pedestrian paving onsite	SF	3,500	7.00	24,500
<b>Pedestrian Paving</b>			<b>\$0.08/SF</b>	<b>\$24,500</b>
<b>G2040 Site Development</b>				
115 Site furnishings allowance	LS	1	35,000.00	35,000
117 Misc. loading / receiving development (dock)	LS	1	75,000.00	75,000
<b>Site Development</b>			<b>\$0.34/SF</b>	<b>\$110,000</b>
<b>G2050 Landcaping</b>				
118 Landscape allowance	LS	1	65,000.00	65,000
149 Landscape-minor development allowance extg. hospital site	SF	63,900	5.50	351,450
<b>Landcaping</b>			<b>\$1.28/SF</b>	<b>\$416,450</b>
<b>G3010 Water Supply</b>				
119 Water system allowance-new loop 10", hydrants, dbl detector valve, fire, domestic	LS	1	485,000.00	485,000

# Petersburg Medical Pre Design Concept

Greenfield Scheme 7B Site Work Level 3 Detail

Gross Floor Area: 325,000 SF  
Rates Current At December 2019

Description		Unit	Qty	Rate	Total Cost
120	Road patch allowance for water line extension	LS	1	150,000.00	150,000
	<b>Water Supply</b>			<b>\$1.95/SF</b>	<b>\$635,000</b>
<b>G3020 Sanitary Sewer</b>					
121	Sanitary side sewer to Haugen Drive	LS	1	35,000.00	35,000
122	Road patch allowance for side sewer cross Haugen Drive	LS	1	15,000.00	15,000
	<b>Sanitary Sewer</b>			<b>\$0.15/SF</b>	<b>\$50,000</b>
<b>G3030 Storm Sewer</b>					
123	Storm collection, draingage, culverts	SF	325,000	0.75	243,750
	<b>Storm Sewer</b>			<b>\$0.75/SF</b>	<b>\$243,750</b>
<b>G4090 Other Site Electrical Utilities</b>					
124	Site electrical-see PIKA estimate	LS	1	1,175,000.00	1,175,000
	<b>Other Site Electrical Utilities</b>			<b>\$3.62/SF</b>	<b>\$1,175,000</b>
	<b>ESTIMATED NET COST</b>			<b>\$16.07/SF</b>	<b>\$5,223,434</b>



**PETERSBURG MEDICAL CENTER  
DOWNTOWN SCHEME**

**Concept Estimate**

**1/20/2020**

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Building Phase 1	\$	50,657,699
Sitework Phase 1	\$	5,128,233
Building Phase 2	\$	18,604,553
Sitework Phase 2	\$	4,537,137
		<hr/>
ESTIMATED CONSTRUCTION COST TOTAL BUILDING & SITE ESTIMATE	\$	<b>78,927,622</b>

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Off Site Allowance (curb, sidewalk, gutter, grade, landscape)	\$	348,300
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## Petersburg Medical Center Downtown Scheme

### Estimate Documents:

The concept estimate is based on documents, emails, and narratives provided by:

NAC Architecture

### Bidding Assumptions:

The project will be competitively bid.

With multiple subcontractors covering in all major categories. Public prevailing wage/union wage rates.

Unit pricing is based in December 2019 and costs are escalated 8.4% up to NTP.

### EXCLUSIONS:

STATE SALES TAX  
TESTING AND INSPECTIONS  
CONSTRUCTION CONTINGENCY  
ARCHITECT/ENGINEERING FEES  
PERMITS  
TOXIC SOILS/MATERIALS REMOVAL  
PILING, GEO PIERS  
EQUIPMENT & FURNISHINGS NOT LISTED; MEDICAL EQUIPMENT

UTILITY COMPANY CHARGES/ JURISDICTIONAL FEES  
CONSTRUCTION MANAGEMENT FEES  
BUILDERS RISK INSURANCE  
MARKET CONTINGENCY  
LAND PURCHASE

# Petersburg Medical Pre Design Concept

Downtown Phase 1 Building Level 2 Summary

Gross Floor Area: 68,577 SF  
Rates Current At December 2019

Description	Cost/SF	Total Cost
A10 Foundations	\$31.73	\$2,176,197
A20 Basement Construction	\$2.55	\$175,000
B10 Superstructure	\$56.60	\$3,881,417
B20 Exterior Enclosure	\$40.58	\$2,782,559
B30 Roofing	\$27.31	\$1,872,935
C10 Interior Construction	\$45.28	\$3,104,878
C20 Stairs	\$1.87	\$128,000
C30 Interior Finishes	\$38.11	\$2,613,271
D10 Conveying	\$2.26	\$155,000
D20 Plumbing	\$25.92	\$1,777,745
D30 HVAC	\$73.75	\$5,057,335
D40 Fire Protection	\$5.72	\$392,444
D50 Electrical	\$49.82	\$3,416,839
E10 Equipment	\$3.00	\$205,731
E20 Furnishings	\$10.63	\$728,826
<b>ESTIMATED NET COST</b>	<b>\$415.13</b>	<b>\$28,468,177</b>
<b>MARGINS &amp; ADJUSTMENTS</b>		
Location Factor	25.0 %	\$7,117,044
General Conditions	7.5 %	\$2,668,892
Design Contingency-Buildings	8.0 %	\$3,060,329
Added Design / Market Contingency MEP Systems	2.7 %	\$1,097,080
Contractors Overhead & Profit	7.5 %	\$3,180,864
Escalation to NTP (average 4.8%/year)	8.4 %	\$3,829,760
Per diem / Imported labor	2.5 %	\$1,235,553
<b>ESTIMATED TOTAL COST</b>	<b>\$738.70</b>	<b>\$50,657,699</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 1 Building Level 3 Detail

Gross Floor Area: 68,577 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>A1010 Standard Foundations</b>				
1 Footing drains	LF	1,358	20.00	27,160
2 Standard foundation excavation/backfill (sfa)	SF	34,588	1.75	60,529
3 Standard foundations-continuous footings, column footings (sfa)	SF	34,588	16.00	553,408
4 Add for stem wall/foundation wall-below grade	SF	15,824	45.00	712,080
5 Add for brace frame footings (sfa)	SF	34,588	1.60	55,341
6 Elevator pit	LS	1	20,000.00	20,000
7 Dampproofing / insul/ drainage-foundation	SF	17,522	8.00	140,176
<b>Standard Foundations</b>			<b>\$22.87/SF</b>	<b>\$1,568,694</b>
<b>A1020 Special Foundations</b>				
8 Excavate-haul muskeg @ bldg footprint	CY	6,406	18.00	115,308
9 Import fill @ bldg footprint	CY	6,406	25.00	160,150
<b>Special Foundations</b>			<b>\$4.02/SF</b>	<b>\$275,458</b>
<b>A1030 Slab on Grade</b>				
10 Slab on grade	SF	34,588	8.00	276,704
11 Gravel at slab	SF	34,588	0.85	29,400
12 Slab depressions/ blockouts/columns	SF	34,588	0.75	25,941
<b>Slab on Grade</b>			<b>\$4.84/SF</b>	<b>\$332,045</b>
<b>A2010 Basement Excavation</b>				
13 Add for basement excavation / backfill of taller foundation walls	LS	1	175,000.00	175,000
<b>Basement Excavation</b>			<b>\$2.55/SF</b>	<b>\$175,000</b>
<b>B1010 Floor Construction</b>				
16 Floor structure-beams, columns, brace frames, decking, topping	SF	33,989	52.00	1,767,428
17 Fireproofing floor structural steel and decking	SF	33,989	5.50	186,939
<b>Floor Construction</b>			<b>\$28.50/SF</b>	<b>\$1,954,367</b>
<b>B1020 Roof Construction</b>				
20 Roof structure-beams, columns, brace frames, joists, decking	SF	44,179	28.00	1,237,012
21 Fireproofing roof structure and decking	SF	44,179	5.50	242,985
22 Allowance for canopies, drop off canopy	SF	850	125.00	106,250
95 Add for structure-beams,columns, brace frames, joists, decking Patient Courtyard	SF	5,927	52.00	308,204
96 Fireproofing Patient courtyard structure and decking	SF	5,927	5.50	32,599
<b>Roof Construction</b>			<b>\$28.10/SF</b>	<b>\$1,927,050</b>



# Petersburg Medical Pre Design Concept

Downtown Phase 1 Building Level 3 Detail

Gross Floor Area: 68,577 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>B2010 Exterior Walls</b>				
23 Exterior wall-framing, metal stud, insulations, wrb, sheath, furrings, gwb	SF	25,497	28.95	738,138
24 Metal wall panels-55% above grade framed exterior wall area	SF	18,698	35.00	654,430
25 Stone veneer-20% above grade framed exterior wall area	SF	6,800	52.00	353,600
26 Misc. exterior wall flash, trim, caulk (ext. gross wall area)	SF	33,996	3.50	118,986
<b>Exterior Walls</b>			<b>\$27.20/SF</b>	<b>\$1,865,154</b>
<b>B2020 Exterior Windows</b>				
27 Windows, storefront, curtain wall-25% above grade gross ext. wall area	SF	8,499	95.00	807,405
<b>Exterior Windows</b>			<b>\$11.77/SF</b>	<b>\$807,405</b>
<b>B2030 Exterior Doors</b>				
28 Exterior doors-allow	LS	1	110,000.00	110,000
<b>Exterior Doors</b>			<b>\$1.60/SF</b>	<b>\$110,000</b>
<b>B3010 Roof Coverings</b>				
30 Temp roof dry in	SF	44,179	2.85	125,910
31 Standing seam metal roofing system-complete 85% roof area	SF	37,552	32.00	1,201,664
32 Membrane roofing system-complete 15% roof area	SF	6,627	24.00	159,048
33 Furring, cladding of roof overhangs	SF	6,624	20.00	132,480
34 Roofing rough carpentry	SF	44,179	0.65	28,716
35 Roofing accessories, ladders, hatch, snow block, walk pads	SF	44,179	0.40	17,672
36 Fall protection-excluded	SF	44,179		Excl.
126 Patient courtyard deck coating/pavers / development	SF	5,927	35.00	207,445
<b>Roof Coverings</b>			<b>\$27.31/SF</b>	<b>\$1,872,935</b>
<b>C1010 Partitions</b>				
37 Interior partitions-metal stud, gwb ea. side	SF	96,008	13.50	1,296,108
38 Misc. blocking/bracing	SF	96,008	0.50	48,004
39 Add for wall types -stud thickness, gwb layers, insulation	SF	52,805	3.00	158,415
40 X-ray shielding wall / door / relite assemblies (sfa)	SF	5,221	55.00	287,155
<b>Partitions</b>			<b>\$26.10/SF</b>	<b>\$1,789,682</b>
<b>C1020 Interior Doors</b>				
41 Interior doors/ frames/hardware	EA	275	2,600.00	715,000
42 Interior special doors-coiling, sliding	LS	1	35,000.00	35,000
44 Interior relites, sidelites, glazed walls-allow	SF	3,429	60.00	205,740

# Petersburg Medical Pre Design Concept

Downtown Phase 1 Building Level 3 Detail

Gross Floor Area: 68,577 SF  
Rates Current At December 2019

Description		Unit	Qty	Rate	Total Cost
99	Added hardware - card readers, electric, ADA	LS	1	20,000.00	20,000
<b>Interior Doors</b>				<b>\$14.23/SF</b>	<b>\$975,740</b>
<b>C1030 Specialties</b>					
45	Specialties-signage/wayfinding ,toilet/shower accessories, marker boards	SF	68,577	4.95	339,456
<b>Specialties</b>				<b>\$4.95/SF</b>	<b>\$339,456</b>
<b>C2010 Stair Construction</b>					
46	Stairs/rails-per floor	EA	4	32,000.00	128,000
<b>Stair Construction</b>				<b>\$1.87/SF</b>	<b>\$128,000</b>
<b>C3010 Wall Finishes</b>					
47	Wall finishes-Tile, FRL, Wood, misc. other	SF	68,577	9.00	617,193
93	Add for fireplace surround / finishes	LS	1	25,000.00	25,000
48	Interior painting / sealing	SF	68,577	3.25	222,875
51	Add surgery-solid surface wall protection	SF	3,194	80.00	255,520
52	Acoustical wall panel allowance	SF	1,000	26.00	26,000
<b>Wall Finishes</b>				<b>\$16.72/SF</b>	<b>\$1,146,588</b>
<b>C3020 Floor Finishes</b>					
49	Flooring-mix of carpet / resilient	SF	56,297	8.00	450,376
50	Flooring-surgery, aseptic resinous epoxy	SF	2,903	20.00	58,060
53	Flooring-tile @ rr's allow	SF	2,650	22.00	58,300
54	Flooring-stone tile @ reception / lobby	SF	2,500	28.00	70,000
55	Flooring-sealed concrete	SF	4,227	0.85	3,593
56	Base allowance-mix of tile, coved, standard, wood	SF	68,577	1.05	72,006
<b>Floor Finishes</b>				<b>\$10.39/SF</b>	<b>\$712,335</b>
<b>C3030 Ceiling Finishes</b>					
57	Ceilings-mix of hard and soft, including vertical soffits/transitions	SF	68,577	8.50	582,905
58	Allowance for ceiling upgrades / acoustics	SF	68,577	2.50	171,443
<b>Ceiling Finishes</b>				<b>\$11.00/SF</b>	<b>\$754,348</b>
<b>D1010 Elevators and Lifts</b>					
59	3 stop MRL 350 fpm, 3500 lb elevator	LS	1	155,000.00	155,000
<b>Elevators and Lifts</b>				<b>\$2.26/SF</b>	<b>\$155,000</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 1 Building Level 3 Detail

Gross Floor Area: 68,577 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>D2090 Other Plumbing Systems</b>				
62 Plumbing systems-see PIKA sfa estimate	LS	1	1,777,745.00	1,777,745
<b>Other Plumbing Systems</b>			<b>\$25.92/SF</b>	<b>\$1,777,745</b>
<b>D3090 Other HVAC Systems and Equipment</b>				
70 HVAC-see PIKA sfa estimate	LS	1	5,057,335.00	5,057,335
<b>Other HVAC Systems and Equipment</b>			<b>\$73.75/SF</b>	<b>\$5,057,335</b>
<b>D4090 Other Fire Protection Systems</b>				
66 Fire Protection-see PIKA sfa estimate	LS	1	392,444.00	392,444
<b>Other Fire Protection Systems</b>			<b>\$5.72/SF</b>	<b>\$392,444</b>
<b>D5090 Other Electrical Services</b>				
80 Electrical building power systems-see PIKA sfa estimate	LS	1	781,797.00	781,797
81 Electrical building lighting & receptacles-see PIKA sfa estimate	LS	1	1,322,752.00	1,322,752
82 Electrical building special systems, comm.-see PIKA sfa estimate	LS	1	745,365.00	745,365
83 Electrical building fire alarm, security-see PIKA sfa estimate	LS	1	566,925.00	566,925
<b>Other Electrical Services</b>			<b>\$49.82/SF</b>	<b>\$3,416,839</b>
<b>E1090 Other Equipment</b>				
88 Misc. building equipment / FOIC	SF	68,577	3.00	205,731
<b>Other Equipment</b>			<b>\$3.00/SF</b>	<b>\$205,731</b>
<b>E2010 Fixed Furnishings</b>				
89 Casework allowance	SF	68,577	8.50	582,905
90 Manual shades / blinds @ exterior glazing	SF	8,499	11.00	93,489
91 Manual blinds @ interior glazing	SF	3,429	8.00	27,432
102 Add for electric blinds	LS	1	25,000.00	25,000
<b>Fixed Furnishings</b>			<b>\$10.63/SF</b>	<b>\$728,826</b>
<b>ESTIMATED NET COST</b>			<b>\$415.13/SF</b>	<b>\$28,468,177</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 1 Site Work Level 2 Summary

Gross Floor Area: 78,100 SF  
Rates Current At December 2019

Description	%	Cost/SF	Total Cost
<b>G10 Site Preparations</b>	<b>20.7 %</b>	<b>\$13.62</b>	<b>\$1,063,538</b>
<b>G20 Site Improvements</b>	<b>1.6 %</b>	<b>\$1.04</b>	<b>\$81,330</b>
<b>G30 Site Civil/Mechanical Utilities</b>	<b>11.4 %</b>	<b>\$7.47</b>	<b>\$583,500</b>
<b>G40 Site Electrical Utilities</b>	<b>20.5 %</b>	<b>\$13.44</b>	<b>\$1,050,000</b>
<b>ESTIMATED NET COST</b>	<b>54.2 %</b>	<b>\$35.57</b>	<b>\$2,778,368</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Location Factor	25.0 %		\$694,592
General Conditions	7.5 %		\$260,472
Design Contingency-Site Work	15.0 %		\$560,015
Added Design / Market Contingency MEP Systems	0.0 %		
Contractors Overhead & Profit	7.5 %		\$322,009
Escalation to NTP (average 4.8%/year)	8.4 %		\$387,698
Per diem / Imported labor	2.5 %		\$125,079
<b>ESTIMATED TOTAL COST</b>		<b>\$65.66</b>	<b>\$5,128,233</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 1 Sitework Level 3 Detail

Gross Floor Area: 78,100 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>G1020 Site Demolition &amp; Relocations</b>				
103 Site Clear & grub, misc. demo	SF	78,100	0.40	31,240
128 Demo existing structures, site features	SF	78,100	4.25	331,925
139 Demo abandon / cap utilities	LS	1	10,000.00	10,000
<b>Site Demolition &amp; Relocations</b>			<b>\$4.78/SF</b>	<b>\$373,165</b>
<b>G1030 Site Earthwork</b>				
104 Remove muskeg at drives, parking, loading, parking plant islands, walks	CY	278	18.00	5,004
105 Import fill at drives, parking, loading, parking plant islands, walks	CY	278	25.00	6,950
107 Erosion control allowance	SF	78,100	0.25	19,525
129 Remove muskeg at balance of site area (not bldg foot print)	CY	8,058	18.00	145,044
130 Import fill at balance of site area (not bldg foot print)	CY	8,058	25.00	201,450
132 Misc. site grading/earthwork-allowance	SF	78,100	4.00	312,400
<b>Site Earthwork</b>			<b>\$8.84/SF</b>	<b>\$690,373</b>
<b>G2020 Parking Lots</b>				
108 Heavy duty pavement-drives	SF	1,083	10.00	10,830
<b>Parking Lots</b>			<b>\$0.14/SF</b>	<b>\$10,830</b>
<b>G2030 Pedestrian Paving</b>				
114 Pedestrian paving onsite	SF	1,500	7.00	10,500
<b>Pedestrian Paving</b>			<b>\$0.13/SF</b>	<b>\$10,500</b>
<b>G2040 Site Development</b>				
136 Site furnishings allowance	LS	1	20,000.00	20,000
<b>Site Development</b>			<b>\$0.26/SF</b>	<b>\$20,000</b>
<b>G2050 Landscaping</b>				
138 Landscape allowance	LS	1	40,000.00	40,000
<b>Landscaping</b>			<b>\$0.51/SF</b>	<b>\$40,000</b>
<b>G3010 Water Supply</b>				
140 New water main on 3rd to replace abandoned , with road patch	LF	300	350.00	105,000
142 Replacement water main along Fram, with road patch	LF	505	385.00	194,425
143 Misc. water system-vaults, meters, backflow preventers, valves, connections	LS	1	75,000.00	75,000
<b>Water Supply</b>			<b>\$4.79/SF</b>	<b>\$374,425</b>
<b>G3020 Sanitary Sewer</b>				
144 Side sewer allowance	LS	1	35,000.00	35,000

# Petersburg Medical Pre Design Concept

Downtown Phase 1 Sitework Level 3 Detail

Gross Floor Area: 78,100 SF  
Rates Current At December 2019

Description		Unit	Qty	Rate	Total Cost
145	Replace sewer line abandoned, with road patch	LF	300	385.00	115,500
	<b>Sanitary Sewer</b>			<b>\$1.93/SF</b>	<b>\$150,500</b>
<b>G3030</b>	<b>Storm Sewer</b>				
146	Storm collection, drainage allowance	SF	78,100	0.75	58,575
	<b>Storm Sewer</b>			<b>\$0.75/SF</b>	<b>\$58,575</b>
<b>G4090</b>	<b>Other Site Electrical Utilities</b>				
147	Site electrical-see PIKA estimate	LS	1	1,050,000.00	1,050,000
	<b>Other Site Electrical Utilities</b>			<b>\$13.44/SF</b>	<b>\$1,050,000</b>
	<b>ESTIMATED NET COST</b>			<b>\$35.57/SF</b>	<b>\$2,778,368</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 2 Building Level 2 Summary

Gross Floor Area: 26,837 SF  
Rates Current At December 2019

Description	Cost/SF	Total Cost
<b>A10 Foundations</b>	<b>\$46.57</b>	<b>\$1,249,678</b>
<b>A20 Basement Construction</b>	<b>\$2.98</b>	<b>\$80,000</b>
<b>B10 Superstructure</b>	<b>\$47.21</b>	<b>\$1,266,886</b>
<b>B20 Exterior Enclosure</b>	<b>\$42.85</b>	<b>\$1,150,026</b>
<b>B30 Roofing</b>	<b>\$28.56</b>	<b>\$766,465</b>
<b>C10 Interior Construction</b>	<b>\$51.68</b>	<b>\$1,386,946</b>
<b>C20 Stairs</b>	<b>\$2.38</b>	<b>\$64,000</b>
<b>C30 Interior Finishes</b>	<b>\$27.63</b>	<b>\$741,514</b>
<b>D20 Plumbing</b>	<b>\$22.08</b>	<b>\$592,665</b>
<b>D30 HVAC</b>	<b>\$59.43</b>	<b>\$1,594,975</b>
<b>D40 Fire Protection</b>	<b>\$5.35</b>	<b>\$143,685</b>
<b>D50 Electrical</b>	<b>\$38.67</b>	<b>\$1,037,780</b>
<b>E10 Equipment</b>	<b>\$3.00</b>	<b>\$80,511</b>
<b>E20 Furnishings</b>	<b>\$12.74</b>	<b>\$341,889</b>
<b>ESTIMATED NET COST</b>	<b>\$391.14</b>	<b>\$10,497,020</b>
<b>MARGINS &amp; ADJUSTMENTS</b>		
Location Factor	25.0 %	\$2,624,255
General Conditions	7.5 %	\$984,096
Design Contingency-Buildings	8.0 %	\$1,128,430
Added Design / Market Contingency MEP Systems	2.2 %	\$342,259
Contractors Overhead & Profit	7.5 %	\$1,168,205
Escalation to NTP (average 4.8%/year)	8.4 %	\$1,406,518
Per diem / Imported labor	2.5 %	\$453,770
<b>ESTIMATED TOTAL COST</b>	<b>\$693.24</b>	<b>\$18,604,553</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 2 Building Level 3 Detail

Gross Floor Area: 26,837 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>A1010 Standard Foundations</b>				
1 Footing drains	LF	687	20.00	13,740
2 Standard foundation excavation/backfill (sfa)	SF	16,704	1.75	29,232
3 Standard foundations-continuous footings, column footings (sfa)	SF	16,704	16.00	267,264
4 Add for stem wall/foundation wall-below grade	SF	6,828	45.00	307,260
5 Add for brace frame footings (sfa)	SF	16,704	1.60	26,726
7 Dampproofing / insul/ drainage-foundation	SF	7,687	8.00	61,496
<b>Standard Foundations</b>			<b>\$26.30/SF</b>	<b>\$705,718</b>
<b>A1020 Special Foundations</b>				
8 Excavate-haul muskeg @ bldg footprint	CY	3,094	18.00	55,692
9 Import fill @ bldg footprint	CY	3,094	25.00	77,350
94 Demo /cut down piling-portion under new bldg footprint	SF	16,704	15.00	250,560
<b>Special Foundations</b>			<b>\$14.29/SF</b>	<b>\$383,602</b>
<b>A1030 Slab on Grade</b>				
10 Slab on grade	SF	16,704	8.00	133,632
11 Gravel at slab	SF	16,704	0.85	14,198
12 Slab depressions/ blockouts/columns	SF	16,704	0.75	12,528
<b>Slab on Grade</b>			<b>\$5.98/SF</b>	<b>\$160,358</b>
<b>A2010 Basement Excavation</b>				
14 Add for basement excavation / backfill of taller foundation walls	LS	1	80,000.00	80,000
<b>Basement Excavation</b>			<b>\$2.98/SF</b>	<b>\$80,000</b>
<b>B1010 Floor Construction</b>				
16 Floor structure-beams, columns, brace frames, decking, topping	SF	10,133	52.00	526,916
17 Fireproofing floor structural steel and decking	SF	10,133	5.50	55,732
<b>Floor Construction</b>			<b>\$21.71/SF</b>	<b>\$582,648</b>
<b>B1020 Roof Construction</b>				
20 Roof structure-beams, columns, brace frames, joists, decking	SF	20,425	28.00	571,900
21 Fireproofing roof structure and decking	SF	20,425	5.50	112,338
<b>Roof Construction</b>			<b>\$25.50/SF</b>	<b>\$684,238</b>
<b>B2010 Exterior Walls</b>				
23 Exterior wall-framing, metal stud, insulations, wrb, sheath, furrings, gwb	SF	10,542	28.95	305,191
24 Metal wall panels-55% above grade framed exterior wall area	SF	7,731	35.00	270,585
25 Stone veneer-20% above grade framed exterior wall area	SF	2,812	52.00	146,224



# Petersburg Medical Pre Design Concept

Downtown Phase 2 Building Level 3 Detail

Gross Floor Area: 26,837 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
26 Misc. exterior wall flash, trim, caulk (ext. gross wall area)	SF	14,056	3.50	49,196
<b>Exterior Walls</b>			<b>\$28.74/SF</b>	<b>\$771,196</b>
<b>B2020 Exterior Windows</b>				
27 Windows, storefront, curtain wall-25% above grade gross ext. wall area	SF	3,514	95.00	333,830
<b>Exterior Windows</b>			<b>\$12.44/SF</b>	<b>\$333,830</b>
<b>B2030 Exterior Doors</b>				
97 Exterior doors - allow	LS	1	45,000.00	45,000
<b>Exterior Doors</b>			<b>\$1.68/SF</b>	<b>\$45,000</b>
<b>B3010 Roof Coverings</b>				
30 Temp roof dry in	SF	20,425	2.85	58,211
31 Standing seam metal roofing system-complete 85% roof area	SF	17,361	32.00	555,552
32 Membrane roofing system-complete 15% roof area	SF	3,064	24.00	73,536
33 Furring, cladding of roof overhangs	SF	2,886	20.00	57,720
34 Roofing rough carpentry	SF	20,425	0.65	13,276
35 Roofing accessories, ladders, hatch, snow block, walk pads	SF	20,425	0.40	8,170
36 Fall protection-excluded	SF	20,425		Excl.
<b>Roof Coverings</b>			<b>\$28.56/SF</b>	<b>\$766,465</b>
<b>C1010 Partitions</b>				
37 Interior partitions-metal stud, gwb ea. side	SF	37,572	13.50	507,222
38 Misc. blocking/bracing	SF	37,572	0.50	18,786
39 Add for wall types -stud thickness, gwb layers, insulation	SF	20,665	3.00	61,995
<b>Partitions</b>			<b>\$21.91/SF</b>	<b>\$588,003</b>
<b>C1020 Interior Doors</b>				
41 Interior doors/ frames/hardware	EA	77	2,600.00	200,200
44 Interior relites, sidelites, glazed walls-allow	SF	7,515	60.00	450,900
98 Added hardware - card readers, electric, ADA	LS	1	15,000.00	15,000
<b>Interior Doors</b>			<b>\$24.82/SF</b>	<b>\$666,100</b>
<b>C1030 Specialties</b>				
45 Specialities-signage/wayfinding ,toilet/shower accessories, marker boards	SF	26,837	4.95	132,843
<b>Specialties</b>			<b>\$4.95/SF</b>	<b>\$132,843</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 2 Building Level 3 Detail

Gross Floor Area: 26,837 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>C2010 Stair Construction</b>				
46 Stairs/rails-per floor	EA	2	32,000.00	64,000
<b>Stair Construction</b>			<b>\$2.38/SF</b>	<b>\$64,000</b>
<b>C3010 Wall Finishes</b>				
100 Wall finishes-Tile, FRL, Wood, misc. other	SF	26,837	6.50	174,441
48 Interior painting / sealing	SF	26,837	3.25	87,220
52 Acoustical wall panel allowance	SF	500	26.00	13,000
<b>Wall Finishes</b>			<b>\$10.23/SF</b>	<b>\$274,661</b>
<b>C3020 Floor Finishes</b>				
49 Flooring-mix of carpet / resilient	SF	13,621	8.00	108,968
53 Flooring-tile @ rr's allow	SF	1,100	22.00	24,200
55 Flooring-sealed concrete	SF	12,116	0.85	10,298
56 Base allowance-mix of tile, coved, standard, wood	SF	26,837	1.05	28,179
<b>Floor Finishes</b>			<b>\$6.40/SF</b>	<b>\$171,645</b>
<b>C3030 Ceiling Finishes</b>				
57 Ceilings-mix of hard and soft, including vertical soffits/transitions	SF	26,837	8.50	228,115
58 Allowance for ceiling upgrades / acoustics	SF	26,837	2.50	67,093
<b>Ceiling Finishes</b>			<b>\$11.00/SF</b>	<b>\$295,208</b>
<b>D2090 Other Plumbing Systems</b>				
63 Plumbing systems-see PIKA sfa estimate	LS	1	592,665.00	592,665
<b>Other Plumbing Systems</b>			<b>\$22.08/SF</b>	<b>\$592,665</b>
<b>D3090 Other HVAC Systems and Equipment</b>				
71 HVAC-see PIKA sfa estimate	LS	1	1,594,975.00	1,594,975
<b>Other HVAC Systems and Equipment</b>			<b>\$59.43/SF</b>	<b>\$1,594,975</b>
<b>D4090 Other Fire Protection Systems</b>				
67 Fire Protection-see PIKA sfa estimate	LS	1	143,685.00	143,685
<b>Other Fire Protection Systems</b>			<b>\$5.35/SF</b>	<b>\$143,685</b>
<b>D5090 Other Electrical Services</b>				
84 Electrical building power systems-see PIKA sfa estimate	LS	1	212,080.00	212,080
85 Electrical building lighting & receptacles-see PIKA sfa estimate	LS	1	453,180.00	453,180
86 Electrical building special systems, comm.-see PIKA sfa estimate	LS	1	213,933.00	213,933

# Petersburg Medical Pre Design Concept

Downtown Phase 2 Building Level 3 Detail

Gross Floor Area: 26,837 SF  
Rates Current At December 2019

Description		Unit	Qty	Rate	Total Cost
87	Electrical building fire alarm, security-see PIKA sfa estimate	LS	1	158,587.00	158,587
<b>Other Electrical Services</b>				<b>\$38.67/SF</b>	<b>\$1,037,780</b>
<b>E1090 Other Equipment</b>					
88	Misc. building equipment / FOIC	SF	26,837	3.00	80,511
<b>Other Equipment</b>				<b>\$3.00/SF</b>	<b>\$80,511</b>
<b>E2010 Fixed Furnishings</b>					
89	Casework allowance	SF	26,837	8.50	228,115
90	Manual shades / blinds @ exterior glazing	SF	3,514	11.00	38,654
91	Manual blinds @ interior glazing	SF	7,515	8.00	60,120
101	Add for electric blinds	LS	1	15,000.00	15,000
<b>Fixed Furnishings</b>				<b>\$12.74/SF</b>	<b>\$341,889</b>
<b>ESTIMATED NET COST</b>				<b>\$391.14/SF</b>	<b>\$10,497,020</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 2 Sitework Level 2 Summary

Gross Floor Area: 63,900 SF  
Rates Current At December 2019

Description		Cost/SF	Total Cost
<b>G10</b>	<b>Site Preparations</b>	<b>\$28.27</b>	<b>\$1,806,737</b>
<b>G20</b>	<b>Site Improvements</b>	<b>\$4.75</b>	<b>\$303,463</b>
<b>G30</b>	<b>Site Civil/Mechanical Utilities</b>	<b>\$2.47</b>	<b>\$157,925</b>
<b>G40</b>	<b>Site Electrical Utilities</b>	<b>\$2.97</b>	<b>\$190,000</b>
<b>ESTIMATED NET COST</b>		<b>\$38.47</b>	<b>\$2,458,125</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Location Factor		25.0 %	\$614,531
General Conditions		7.5 %	\$230,449
Design Contingency-Site Work		15.0 %	\$495,466
Added Design / Market Contingency MEP Systems		0.0 %	
Contractors Overhead & Profit		7.5 %	\$284,893
Escalation to NTP (average 4.8%/year)		8.4 %	\$343,011
Per diem / Imported labor		2.5 %	\$110,662
<b>ESTIMATED TOTAL COST</b>		<b>\$71.00</b>	<b>\$4,537,137</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 2 Site Work Level 3 Detail

Gross Floor Area: 63,900 SF  
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
<b>G1020 Site Demolition &amp; Relocations</b>				
103 Site Clear & grub, misc. demo	SF	63,900	0.40	25,560
127 Demo existing hospital	SF	53,205	15.00	798,075
<b>Site Demolition &amp; Relocations</b>			<b>\$12.89/SF</b>	<b>\$823,635</b>
<b>G1030 Site Earthwork</b>				
104 Remove muskeg at drives, parking, loading, parking plant islands, walks	CY	4,144	18.00	74,592
105 Import fill at drives, paking, loading, parking plant islands, walks	CY	4,144	25.00	103,600
107 Erosion control allowance	SF	63,900	0.25	15,975
129 Remove muskeg at balance of site area (not bldg foot print)	CY	8,740	18.00	157,320
130 Import fill at balance of site area (not bldg foot print)	CY	8,740	25.00	218,500
131 Demo /cut down piling-allow at balance extg. hospital footprint	SF	10,501	15.00	157,515
132 Misc. site grading/earthwork-allowance	SF	63,900	4.00	255,600
<b>Site Earthwork</b>			<b>\$15.39/SF</b>	<b>\$983,102</b>
<b>G2020 Parking Lots</b>				
133 Curbing allowance	LS	1	15,000.00	15,000
109 Normal duty pavement-parking	SF	15,878	7.00	111,146
110 Loading / ambulance area hardscape	SF	3,914	10.00	39,140
112 Signage, striping, detectable warnings	SF	19,792	0.35	6,927
134 Wheel stops	EA	46	125.00	5,750
<b>Parking Lots</b>			<b>\$2.79/SF</b>	<b>\$177,963</b>
<b>G2030 Pedestrian Paving</b>				
114 Pedestrian paving onsite	SF	1,500	7.00	10,500
<b>Pedestrian Paving</b>			<b>\$0.16/SF</b>	<b>\$10,500</b>
<b>G2040 Site Development</b>				
117 Misc. loading / receiving development (dock)	LS	1	75,000.00	75,000
135 Site furnishings allowance	LS	1	15,000.00	15,000
<b>Site Development</b>			<b>\$1.41/SF</b>	<b>\$90,000</b>
<b>G2050 Landcaping</b>				
137 Landscape allowance	LS	1	25,000.00	25,000
<b>Landcaping</b>			<b>\$0.39/SF</b>	<b>\$25,000</b>

# Petersburg Medical Pre Design Concept

Downtown Phase 2 Site Work Level 3 Detail

Gross Floor Area: 63,900 SF  
Rates Current At December 2019

Description		Unit	Qty	Rate	Total Cost
<b>G3010</b>	<b>Water Supply</b>				
143	Misc. water system-vaults, meters, backflow preventers, valves, connections	LS	1	75,000.00	75,000
	<b>Water Supply</b>			<b>\$1.17/SF</b>	<b>\$75,000</b>
<b>G3020</b>	<b>Sanitary Sewer</b>				
144	Side sewer allowance	LS	1	35,000.00	35,000
	<b>Sanitary Sewer</b>			<b>\$0.55/SF</b>	<b>\$35,000</b>
<b>G3030</b>	<b>Storm Sewer</b>				
146	Storm collection, drainage allowance	SF	63,900	0.75	47,925
	<b>Storm Sewer</b>			<b>\$0.75/SF</b>	<b>\$47,925</b>
<b>G4090</b>	<b>Other Site Electrical Utilities</b>				
148	Site electrical-see PIKA estimate	LS	1	190,000.00	190,000
	<b>Other Site Electrical Utilities</b>			<b>\$2.97/SF</b>	<b>\$190,000</b>
	<b>ESTIMATED NET COST</b>			<b>\$38.47/SF</b>	<b>\$2,458,125</b>